

# **SPECIAL FARMINGTON CITY COUNCIL MEETING**

Tuesday, August 16, 2005

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## **REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER**

**PRESENT:** Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Engineer Paul Hirst and Recording Secretary Jill Hedberg. Mayor Connors and Susan Holmes were excused.

**Mayor Pro Tem Sid Young** called the meeting to order at 4:00 P.M.

## **DISCUSSION WITH SYMPHONY HOMES ABOUT OPEN SPACE CONCERNS** **( Agenda Item #4)**

**Tony Coombs** of Symphony Homes passed out a development Site Plan. He said before the P.U.D. alternative was considered, the lots would have been 10,000 square feet. The P.U.D. alternative would provide an 8% density increase and could increase the size of the 58 lots. Symphony Homes would like the open spaces to be landscaped and to include a pool, a park, a pavilion and a tot-lot. In order to off-set the cost of the open space, they would need larger lots to accommodate the larger homes.

**Rick Dutson** asked if the Symphony Homes development would be similar to Mike Brown's subdivision.

**David Petersen** said Mr. Brown's lots were under ½ acre.

**Tony Coombs** said the average lot in the Symphony Homes development was 16,873 square feet. They would like to include larger lots in the project but would not be able to provide additional open space.

**David Petersen** said the Planning Commission had agreed that in order for Symphony Homes to receive an 8% bonus, they would need to contribute 25% open space. The Planning Commission liked the plan and the amenities. They suggested the following two options:

1. A waiver could be granted but a sufficient cause for the waiver would need to be determined.
2. The development could become a P.U.D. development rather than a conservation subdivision.

The Planning Commission agreed to alter the 1999 P.U.D. draft.

**Rick Dutson** said he was concerned that the development would cause a negative traffic impact on 1100 West.

**David Petersen** said Symphony Homes had a strong product. The looping water line would also be an advantage to the City.

**Tony Coombs** said Dennis Winger had been researching the wetland issue which would be handled in two phases since a portion of the development was still under contract.

**Max Forbush** suggested utilizing the uplands and wetlands portion on the Johnson property to create more open space for the development. He suggested there could be an additional savings if the club house were eliminated.

**Tony Coombs** said mitigation would still be necessary. They planned to combine the area with the Johnson property and create more lots eventually.

**Chris Schultz** (a Symphony Homes representative) said the mitigation report on the Johnson property had not yet been filed and would not be complete for at least six months.

**Tony Coombs** said the preliminary mitigation results stated that the wetland designation of the area could be decreased by 35%. The Army Corp. would still need to approve the area. The developers want to begin developing the Johnson property but the mitigation would be necessary to include a storm detention basin. First, they want to close on the adjoining property currently under consideration by the City. If the opportunity were lost for Symphony Homes to develop this property, another developer will purchase the land and build track homes.

**Rick Dutson** asked if Symphony Homes would be able to sacrifice any of the building lots.

**Tony Coombs** said they could possibly sacrifice one lot but if they gave up additional lots, the homes would no longer fit.

**David Petersen** said the development needed to provide access to the Farmington Greens trail.

**Max Forbush** said his biggest concern of the development proposal was the lack of the road out of the development connecting to 1525 West.

The City Council and applicant agreed that a Development Agreement could be drafted that would commit the applicant to provide an access road to 1525 West and property for the City to construct a detention basin subject to the approval of the Army Corp. of Engineers.

**Tony Coombs** said the proposed road would be an asset to his development, as well as to the City.

**Max Forbush** stated that the Development Agreement could include a time frame for the

applicant to complete the road extension and receive an Army Corp. the “Nationwide Permit”.

**Chris Schultz** said they would not qualify for the Nationwide Permit since their development would impact more than ½ acre.

**Sid Young** said he liked the Symphony Homes product but was concerned with the traffic impact on 1100 West.

**Max Forbush** said the looping of the water line and constructing the access road to 1525 West would calm the criticisms of the 1100 West residents.

**Sid Young** said the Farmington Ranches followed the General Plan which buffers the southern area. He was concerned about rezoning the property, as well as with amending the General Plan.

**David Petersen** said the area was categorized as Rural Residential Density on the General Plan. He said the proposal was consistent with the General Plan which recommends density up to 2 dwelling units per acre.

**Tony Coombs** said the development was 30 acres and would have 53 homes which would be less than 2 units per acre.

**David Petersen** said the item which needed to be addressed was the amount of open space that was required.

**Max Forbush** suggested trading the open space requirement for the access road to 1525 West.

**Chris Schultz** said they would like to proceed with the development. If they were not able to purchase the land that they had under contract, the City would have to address the same issues with another developer. He suggested that the Development Agreement state that the City and Symphony Homes would be a joint applicant for the water loop and egress. The application would be based on the needs of the City.

**Max Forbush** suggested that the Development Agreement include the following terms:

1. A permit would be obtained to develop the 1525 West access road. The developer would be responsible for paying the cost of the road.
2. The City and Symphony Homes would attempt to obtain a permit to set aside land for a wetland detention basin.

**Chris Schultz** and **Tony Coombs** agreed with the suggested terms.

**Max Forbush** questioned what would become of the open space if the permit was denied.

**Tony Coombes** said the existing road could be curved but the size may have to be compromised to accommodate the Army Corp.

**Max Forbush** suggested that the open space provision be made up in Phase II by setting aside non-constrained open space that could be given to the City for the detention basin.

**Tony Coombs** asked how much land would be needed.

[Paul Hirst arrived at 4:35 P.M.]

**Paul Hirst** said more land would be needed than was stated on the City's Master Plan.

**David Hale** said the whole development should be addressed at the same time.

**Chris Schultz** said it would be difficult to address the development as a whole since a portion of the land was under contract and hadn't been reviewed by their biologists (Johnson property). He would like to work with the Public Works department and the Army Corp. to determine if the wetlands could be enhanced.

The traffic impact on 1100 West was discussed. Mr. Hirst stated that it would be the preferred road because the traffic flow should go east rather than west.

The City Council conceptually agreed to the schematic plan. They requested that a Development Agreement be drafted by the City Attorney to address the road and detention basin. They requested that **David Petersen** highlight the key items for discussion at the next City Council meeting.

**DISCUSSION WITH RICH HAWS/WOODSIDE HOMES REGARDING ROAD ALIGNMENTS NORTH OF PARK LANE/IDEAS FOR EXPANDING THE TRANSIT MIXED USE AREA NORTH OF BURKE LANE ( Agenda Item #2)**

**Rich Haws** discussed the environmental issues of the Station Park property and areas to the north between the two railroad right of way north to Shepard Lane. Frontier Corporation provided a map which outlined the wetlands within the area. This entire area is a delineation area that Frontier Corporation was contracted to resolve. Much of the area is spotted with sporadically located wetlands. A main wetland and drainage corridor exists on the property. Mr. Haws suggested that there was a potential to "dry up" the sporadically located wetlands while enhancing the drainage corridor. Woodside Homes would be involved with the mitigation process.

**Howard Kent** said an environmental consultant had performed two studies which concluded that there were wetlands on his parcels. The study had not yet been submitted to the Army Corp. He was successful in completing a delineation study on the corner property next to Burke Lane and 1525 West he hopes will be approved by the Corp. of Engineers, thus establishing a precedent for the area.

**Rich Haws** suggests he, the City and others attempt to market Station Park and the area north, as a 500 acre, master planned, mixed-use park which would include housing, Class A office and commuter rail. This type of business park would be unique for Utah. Woodside Homes would be a compliment to the area. The high density housing could be located along the transportation corridor and would provide a buffer for Legacy North. He briefly summarized the results of the Springmeyer Study. He said one of his consultants had informed him 500,000 square feet of office space would be a 5-7 year absorption.

**Mr. Haws** said Chris Roybal and Governor Huntsman planned to market the development to bring business to Utah.

**David Hale** asked how Shepard Lane would be affected by Woodside Homes high density housing.

**Nate Pugsley** explained how the flyover would impact his property. He said the development would be similar to the Garbett Homes development on Shepard Lane. The garages would be located in the rear of the property. There would be 4 homes per acre. The Garbett Homes development had 14 homes per acre.

**Rich Haws** said their designers would create a road system that would direct the traffic onto Park Lane. The road would provide a nice entry into Station Park.

**Nate Pugsley** said his developments connection to a road through the Central Davis Sewer District property would make a difference in the road alternatives. All of the homes would be owner-occupied and would not be sold to investors.

**Rich Haws** said he was working with Woodside Homes to purchase property for the right-of-way. The surrounding properties are owned by their investors. The Station Park road (north and south) may be 110' and may narrow to 80'. Horrocks Engineers would help make the determination.

**Max Forbush** reported that Mike Romney may have property that he would like to sell. **Max Forbush** expressed concern about an expanded east/west collector road passing Mr. Romney's property. Mr. Romney does not have much of a set back on his home. The widened road could create impacts.

**Rich Haws** informed the City Council that the office park would likely be classified as A-. Class A office space was more typical in larger cities such as Chicago and New York.

**Doug Thimm** said Station Park would be considered a small scale Class A or Class A- office park since the building materials may be slightly compromised.

**Rich Haws** estimated that the lease rate would be \$20 per square foot. He said he had committed tenants but he needed the following from the City: commitment for an infrastructure reimbursement and traffic light, and a signed ADL agreement which his team was willing to draft.

**Max Forbush** said \$1,000,000 had been committed for the Park Lane South road but it had not yet been determined whether UTA or the City was responsible for building the road.

**Rich Haws** said the road needed to be designed to accommodate traffic as well as creating a Class A image. It needed to be constructed soon to provide access for the tenants.

**Max Forbush** asked what tax increments were needed.

**Rich Haws** said the tax increments could be discussed at a later time but the Class A look would be expensive. He knew the proposed numbers were not sufficient. He said his team was not delaying the process. The General Plan needed to be amended by the City Council. The zoning amendment needed to mirror the General Plan. Their Master Plan document needed to be approved. The specific project plan needed to be approved. Once the entitlement process was finalized they could start surcharging. He would like to start construction by October.

**Max Forbush** said the allocation of tax was a policy issue that needed to be addressed by the City Council. He suggested that a work session be held to discuss an Agreement for the Development of Land (ADL).

**Rich Haws** said once the MDA and ADL are finalized, the process would be easier. He thought they could be done within 60 days. He said Cinemark would like to open in September of 2007.

**Max Forbush** said the TIP Project could not be started until after October 1, 2005. The agreement between Mr. Haws, the City and UDOT would need to be finalized.

**Rich Haws** said the station could be free standing. Once the funding guidelines were outlined, they could become creative. The commuter rail station needs to be somewhat separate from the adjacent Class A office buildings. He wanted to make sure that the architecture of Station Park would blend with Farmington.

**Doug Thimm** said Farmington's rich tradition would be included in the design with a contemporary element for contrast.

**Max Forbush** asked if extending the TMU area on the General Plan would preclude the City from designating the area for Class A office.

**David Petersen** said the City Attorney had created a TOD Ordinance draft for a certain area. The City Attorney felt the ordinance needed improvement. The Planning Commission had only contemplated certain portion of the development, not the surrounding areas to the north. He said addressing the initial TOD area before addressing the surrounding zones to the north would help prevent delays.

**Rich Haws** asked that all pieces be addressed simultaneously so the future tenants would know they were part of a larger park.

### **ADJOURNMENT**

The meeting adjourned at 5:50 P.M.

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Margy Lomax, City Recorder  
Farmington City